

MINUTES

STATE BUILDING COMMISSION MEETING

JANUARY 8, 2004

The State Building Commission met this day at 10:30 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:43 a.m.	Department of Correction	Commissioner Quenton White
10:54 a.m.	Department of Education	Commissioner Lana Seivers
10:55 a.m.	Department of Commerce and Insurance	Deputy Commissioner Scott White
10:56 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:25 a.m.	Department of Finance and Administration	
11:27 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
John G. Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Dave Goetz, Commissioner, Department of Finance and Administration

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Riley Darnell, Secretary of State

OTHERS PRESENT

Mike Fitts, State Architect	Bob King, Department of Finance and Administration
Georgia Martin, Department of Finance and Administration	Keith Robinson, Tennessee Board of Regents
Larry Kirk, Department of Finance and Administration	Jerry Preston, Tennessee Board of Regents
Charles Harrison, Comptroller's Office	David Gregory, Tennessee Board of Regents
Connie Hardin, Legislative Budget Office	Judy Forkner, City of Sevierville
Janie Porter, Attorney General's Office	Lynn McClurg, City of Sevierville
Genie Whitesell, Attorney General's Office	Doug Bishop, City of Sevierville
Stuart Crine, Department of Commerce and Insurance	Richard Beeler, City of Sevierville
Eugene Neubert, Department of Commerce and Insurance	Joe Ayres, City of Sevierville
Al Raby, RM Plan Group	Brant Enderle, City of Sevierville
Glenn Binkley, Tennessee Technological University	Earl Worsham, City of Sevierville
Bob Bell, Tennessee Technological University	Claire Drowota, SOCC
Nate Essex, Southwest TN Community College	Martha Staley, Department of Finance and Administration
John Floyd, Southwest TN Community College	Dorman Blaine, City of Sevierville
Richard Montgomery, Sevier County	Morgan Burkett, Legacy Hospitality
Tim Webb, Department of Education	Jim Calkin, Bridgemont
Tom Fusco, Department of Education	Jim Hagall, Bass Pro Shops
John Sharp, Department of Education	Dan Swanson, City of Sevierville
Carolyn Slaughter, Department of Correction	Pat Haas, Bond Finance
Tom Giese, Department of Correction	Nancy Blevins, Department of Finance and Administration

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George Brummett, Department of Finance and
Administration

Dennis Raffield, THEC

Ken Scalf, Department of Finance and Administration

Doug Roberts, Department of Finance and
Administration

Nick DePalma, Department of Finance and
Administration

Cliff Steger, Department of Finance and
Administration

Granville Taylor, Hnedak-Bobo Group

Bill Rasnick, East Tennessee State University

Gregg Wilgocki, East Tennessee State University

Paul Stanton, East Tennessee State University

Wayne Andrews, East Tennessee State University

Lieutenant Governor Wilder called the meeting to order at 10:37 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF CORRECTION

10:43 a.m.

Commissioner Quenton White requested action on the following matters.

BRUSHY MOUNTAIN CORRECTIONAL COMPLEX, MORGAN COUNTY, TENNESSEE

- 1) Approved a request to cancel a project for **Wastewater Treatment Plant Emergency Generator** at Brushy Mountain Correctional Complex, Site 2, Morgan County, Tennessee.

Estimated Project Cost: \$110,000.00
SBC Project No. 142/011-01-03

STATEWIDE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$440,000.00 to \$160,000.00 (\$280,000.00 decrease) of a project for **Underground Heating & Cooling Study** at Department of Correction facilities, statewide.

Revised Estimated Project Cost: \$160,000.00
SBC Project No. 140/001-02-02

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,750,000.00 to \$2,140,000.00 (\$390,000.00 increase) of a project for **Reroof Housing Units** at Riverbend Maximum Security Institution, Nashville, Tennessee.

Revised Estimated Project Cost: \$2,140,000.00
SBC Project No. 142/020-02-03

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DEPARTMENT OF EDUCATION

10:54 a.m.

Commissioner Lana Seivers requested action on the following matter.

ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Replacement** at the Alvin C. York Institute in Jamestown, and the selection of Kurzynske & Associates to design and supervise the project.

Estimated Project Cost: \$436,000.00
SBC Project No. 168/001-01-04

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DEPARTMENT OF COMMERCE AND INSURANCE

10:55 a.m.

Deputy Commissioner Scott White requested action on the following matter.

FIRE TRAINING AND CODES ENFORCEMENT ACADEMY, BEDFORD COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$26,935,000.00 to \$28,135,000.00 (\$1,200,000.00 increase) of a project for **Additional Improvements** at the Fire Training and Codes Enforcement Academy, Bedford County, Tennessee.

Revised Estimated Project Cost: \$28,135,000.00
SBC Project No. 529/036-01-96

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TENNESSEE BOARD OF REGENTS

10:56 a.m.

Chancellor Charles Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$18,798,000.00 to \$18,958,000.00 (\$160,000.00 increase) and acknowledgment of the source of funding for the **University Center ReDevelopment** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost:

\$ 18,958,000.00

SBC Project No. **166/003-05-96**

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **College of Medicine Building 2, 3rd Floor Renovation** at East Tennessee State University in Johnson City, and the selection of Ken Ross Architects to design and supervise the project.

Estimated Project Value:

\$ 714,600.00

SBC Project No. **166/005-01-04**

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for a **Challenger Learning Center Complex** at Tennessee Technological University, and the selection of McFarlin Huitt Panvini / Bullock Smith & Partners, a joint venture, to design and supervise the project.

Estimated Project Value:

\$ 8,970,000.00

SBC Project No. **166/011-01-04**

DYERSBURG STATE COMMUNITY COLLEGE, DYERSBURG, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$40,000.00 to \$55,000.00 (\$15,000.00 increase) of a project for **Master Plan Update** at Dyersburg State Community College, Dyersburg, Tennessee.

Revised Estimated Project Cost:

\$55,000.00

SBC Project No. **166/017-01-01**

ROANE STATE COMMUNITY COLLEGE, HARRIMAN, TENNESSEE

- 1) Approved a request for acceptance of a completed "in-place" construction project as a gift of **Library Expansion** at the Roane State Community College Scott County Higher Education Center in Huntsville, Tennessee, in accordance with SBC policy 5.13.B.

Estimated Project Value: **\$ 175,000.00**
SBC Project No. 166/027-01-04

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Parking Improvements** at Volunteer State Community College in Gallatin, Tennessee, and the selection of Hart-Freeland-Roberts, Inc. to design and supervise the project.

Estimated Project Value: **\$ 175,000.00**
SBC Project No. 166/025-01-04

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved the **Master Plan** for East Tennessee State University in Johnson City, Tennessee, as presented by McCarty Holsaple McCarty.

Estimated Project Cost: **\$ 175,000.00**
SBC Project No. 166/005-06-02

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved the **Master Plan** for Tennessee Technological University in Cookeville, as presented by the R M Plan Group.

Estimated Project Cost: **\$ 250,000.00**
SBC Project No. 166/011-01-99

SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved the **Master Plan** for Southwest Tennessee Community College, in Memphis, Tennessee, as presented by the Hnedak Bobo Group.

Estimated Project Cost: **\$ 250,000.00**
SBC Project No. 166/033-01-00

DISCUSSION OF BIDS

- 1) **Tennessee Technological University**
(New Nursing and Health Services Building)
SBC Project No. 166/011-03-02
Bid date: 07 January 2004
SBC Action: Referred to Subcommittee, with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:25 a.m.

ARLINGTON DEVELOPMENTAL CENTER, ARLINGTON, TENNESSEE

- 1) Approved a request for a revision in funding from \$140,000.00 to \$156,000.00 (\$16,000.00 increase) of a project for **Exterior Repairs Baker Building** at Arlington Developmental Center and authorization to award a contract to Wagner General Contractors, Memphis, in the amount of \$114,000.00 based on bids received December 18, 2003.

Revised Estimated Project Cost: \$156,000.00
SBC Project No. 344/017-01-02

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$27,122,991.05 to \$27,672,991.05 (\$550,000.00 increase) of a project for **Renovation Improvements** at the William R. Snodgrass Tennessee Tower, Nashville, Tennessee.

Revised Estimated Project Cost: \$27,672,991.05
SBC Project No. 529/079-01-95

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,600,000.00 to \$2,100,000.00 (\$500,000.00 increase) of a project for **Direct Order Contract, statewide.**

Revised Estimated Project Cost: \$2,100,000.00
SBC Project No. 529/000-04-00

- 2) State Architect Mike Fitts presented a request for approval of the best evaluated proposer, Black Box Network Services, based on the RFP process on a project for **Premise Wiring and Cabling Services, statewide.** He said that he would like approval to be effective seven days from today to allow for public review of the RFP documents. He added that a process needed to be developed for bid protests and that he would be working on that. Based on Mr. Fitts' recommendation, the Commission approved the request as presented.

Estimated Annual Project Cost: \$7,000,000.00
SBC Project No. 529/000-06-03

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to employ Mark Hooper as an Art Restoration Expert and Jane Maupin as an Assistant Project Conservator on a project for **TPAC ADA Upgrade and Improvements** at the James K. Polk Complex, Nashville, Tennessee.

SBC Project No. 529/075-05-00

EXECUTIVE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in scope and estimated project cost from \$1,415,000.00 to \$5,740,000.00 (\$4,325,000.00 increase) of a project for **Maintenance, Renovations & Improvements** at the Executive Residence, Nashville, and approval to fully plan the additional scope portions of the project within the available funds. He stated that this action will allow for the full planning of the complete maintenance repair and upgrades at the Residence and will include ADA improvements as well as address environmental deficiencies. He said it will allow for an approximately \$5.1 project to be implemented in addition to the work that is being completed under the original project. He said it was anticipated that the Tennessee Executive Residence Preservation Foundation II and other private donors will contribute 60% - 80 % of the \$5.1 estimated costs through gifts and in-kind contributions. Mr. Fitts acknowledged the First Lady, Andrea Conte, as the real catalyst and inspiration for the project. The Commission recognized and welcomed Ms. Conte and commented that her attendance at a State Building Commission meeting was the first for a First Lady.

Ms. Conte thanked the Commission for the opportunity to appear before the Commission. She listed various items that badly needed attention at the Residence and emphasized the big infrastructure problems. She said that the Foundation was in place and functioning and that they have already set up a finance committee that is bi-partisan. She stated that they have spoken with past Governors and First Ladies and they have all been supportive. Ms. Conte said they were not going into debt to do the work and would not proceed unless the money was available. She mentioned that excess inaugural funds were used to pay for the new roof, which is essentially complete. She added that this project was a key priority for her this year and hoped that the request before them met with their approval.

Speaker Naifeh stated that he went on the tour of the Residence and assured everyone that it needs everything the First Lady asked for, and then some. He said he hoped that this would include the additional building. Mr. Fitts responded that it would not be included in this request, but was included in the master plan. Speaker Naifeh said the Residence is in dire need of repair and anyone who has been critical of the Governor and First Lady for not moving into the Residence should see it. He said that the perfect opportunity has presented itself at this time because they have their home in Nashville. He moved to expedite the request as presented. The motion was properly seconded and passed without objection.

Revised Estimated Project Cost: \$5,740,000.00

SBC Project No. 460/028-01-02

SPECIAL ITEM

- 1) Mr. Fitts presented a request for approval of an application submitted by the City of Sevierville to establish a Tourism Development Zone in order to use certain incremental increases in State and local sales and use tax revenue to finance qualified public use facilities based on the standards by the "Convention Center and Tourism Development Act of 1998". Larry Kirk was recognized and explained the three-step process for establishment of a Tourism Development Zone. He informed the Commission that several members from the City of Sevierville and Legislative delegation were present to answer any questions. Speaker Naifeh commented that he understood how this was to be financed but asked what would happen if that does not occur. Doug Bishop, City of Sevierville, was recognized and replied that they have several backup plans. Mr. Bishop said they have the private developers at the table and it will be in a horse race with them to get their projects finished first. He said the private development partners will be ready to work concurrently with them instead of following them. After general discussion, the Commission approved the request as presented.

SBC Project No. 529/000-01-04

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 11, 2003.

SBC BYLAWS, POLICY AND PROCEDURES

- 1) The Commission approved the following revision to the *State Building Commission By-Laws, Policy and Procedures* to reflect current initiatives in diversity of contracting by deleting the existing paragraph 5.03 below and substituting the following:

(EXISTING)

5.03 MINORITY PARTICIPATION IN STATE BUILDING COMMISSION PROJECTS

It is the express desire of the State Building Commission that all bidders actively seek participation by minority-owned businesses in the construction, demolition or renovation of State projects under jurisdiction of the Commission. Although the efforts by any bidder to meet this requirement will not be a factor in evaluation of bids, the State will require the successful bidder to report to the State the names and amounts of contracts entered into with minority-owned businesses on State projects in order for the State to collect data on such participation.

It is a policy of the Commission that the above statement accompany the bidding documents for State projects under the jurisdiction of the Commission. **[SBC Meeting Minutes 3/10/94]**

(REVISED)

5.03 MINORITY PARTICIPATION IN STATE BUILDING COMMISSION PROJECTS

It is the express desire of the State Building Commission to include an emphasis on diversity in its contractual relationships with contractors for the construction, demolition or renovation of State projects under the jurisdiction of the Commission. The Commission acknowledges that firms who demonstrate and embrace diversity within their programs and policies are assisting the State in achieving its goals in building a more reflective marketplace of the community within this state.

- A. It is a policy of the State Building Commission that the above statement accompany the bidding or proposal documents for State projects under the jurisdiction of the Commission.
- B. It is a requirement of all successful bidders or proposers on projects under the jurisdiction of the State Building Commission that they report to the State the names and amounts of contracts entered into with minority-owned businesses on their contract with the State in order for the State to collect data on such participation.

C. For projects under the jurisdiction of the State Building Commission which utilize a procurement process for selection of a contractor which involves an evaluation of qualifications and experience as well as price, it is the intent of the Commission that such proposal evaluations will recognize the positive qualifications and experience of proposers utilizing minority, women, small and disabled businesses as well as a diverse workforce to meet service needs.

a) In support of the above it is the intent of the Commission to require proposers or bidders to submit in the qualification section of the procurement document a description of proposers existing programs and procedures encouraging diversity participation.

b) In addition, proposers are to submit the following:

- 1) Listing of proposer's current contracts involving diversity participation
- 2) Estimated dollar amount and percentage of proposed diversity participation in the current procurement
- 3) Percent of proposer's current employees by ethnicity, sex and disability

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **TN Law Enforcement Training Academy**
(Renovation/Expansion)
Change Order No. 12 & 13
Change Order Amount: \$30,986.70
Change Order Percent: 2.56
Cumulative Percent 12.53
SBC Project No. 502/020-01-99
2. **Wayne County Boot Camp**
(Repaint Existing Water Tank/New Tank)
Change Order No. 2
Change Order Amount: \$17,492.00
Change Order Percent: 5.3
Cumulative Percent 11.5
SBC Project No. 142/017-01-00
3. **Mountain View Youth Development Center**
(Roof Replacement – 6 Buildings)
Change Order No. 3
Change Order Amount: \$25,480.00
Change Order Percent: 4.9
Cumulative Percent 10.9
SBC Project No. 144/013-01-02

4. **East Tennessee State University**
(Electrical Upgrade W-W, B-D & Memorial Center)
Change Order No. 2
Change Order Amount: \$29,473.58
Change Order Percent: 21.58
Cumulative Percent 21.58
SBC Project No. 166/005-03-02

SUB-COMMITTEE REPORT

- 1) Approved action taken at the State Building Commission Executive Subcommittee meeting held on December 15, 2003.

DESIGNER SELECTION LIST

Approved the following designer selections:

- 1) **James K. Polk Complex**
(TPAC ADA Upgrade & Improvements - Conservator)
SBC Project No. 529/075-05-00
Designer: **Rescind selection of HELEN STOCKMAN-TODD
and replace with PAT GRIFFIN**
- 2) **James K. Polk Complex**
(TPAC ADA Upgrade & Improvements – Art Preservation Expert)
SBC Project No. 529/075-05-00
Designer: **MARK HOOPER**
- 3) **James K. Polk Complex**
(TPAC ADA Upgrade & Improvements – Assistant Project Conservator)
SBC Project No. 529/075-05-00
Designer: **JANE MAUPIN**
- 4) **Alvin C. York Institute**
(HVAC Replacement)
Estimated Project Cost: \$347,000.00
SBC Project No. 168/
Designer: **KURZYNSKE & ASSOCIATES**
- 5) **East Tennessee State University**
(College of Medicine Bldg 2 Renovation)
Estimated Project Cost: \$714,600.00
SBC Project No. 166/005-
Designer: **KEN ROSS ARCHITECTS**

- 6) **Volunteer State Community College**
(Parking Improvements)
Estimated Project Cost: \$175,000.00
SBC Project No. 166/025-
Designer: **HART FREELAND ROBERTS**
- 7) **Tennessee Technological University**
(Challenger Learning Center Complex)
Estimated Project Cost: \$8,970,000.00
SBC Project No. 166/011-
Designer: **MCFARLIN HUITT PANVINI / BULLOCK SMITH & PARTNERS, a joint venture**
- 8) **James K. Polk Building**
(Ceiling Replacement)
Estimated Project Cost: \$1,800,000.00
SBC Project No. 529/075-01-02
Designer: **JACK FREEMAN & ASSOCIATES**
- 9) **Statewide**
(Premise Wiring and Cabling Services)
Estimated Project Cost: \$7,000,000.00
SBC Project No. 529/000-06-03
Designer: **BLACK BOX NETWORK SERVICES**

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There being no further business, the meeting adjourned at 11:28 a.m.

Approved by: _____
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration